

**MINUTES
ZONING BOARD OF APPEALS
SEPTEMBER 15, 2005**

Board members met at Stow Town Building at 9:00 a.m. to conduct site visits to locations that had been the subject of public hearings on September 12th. Members present were Arthur Lowden, Donald Dwinells, Edmund Tarnuzzer and Charles Barney (associate). The visits were conducted in the rain.

19 Birch Hill Road – Theodore Schwartz & Julie Glovin – The members observed the atrium area at rear of the dwelling that is proposed to be altered or, more likely, to be reconfigured. Ms. Glovin appeared and was advised the members had no problem with the proposal.

40 Walcott Street – Ian & Corrie MacLean – It appeared that the new septic system had been installed at the front of the dwelling and was awaiting final grading and tree stump removal. The members noted the locations of several two-story houses on Walcott Street and to the rear on Mitchell Road.

The members returned to the Town Building to discuss and vote on the applications.

Schwartz/Glovin - 19 Birch Hill Road – The Board could find no problem with the proposed alterations to the atrium and felt the changes would enhance the dwelling. On motion of Mr. Tarnuzzer, second by Mr. Barney, it was voted by the four members to grant the Special Permit under Section 3.9.

MacLean - 40 Walcott Street – The Board felt the proposal to add a second story to the existing ranch style house was reasonable and would enhance the property. There are many two-story dwellings in the neighborhood. On motion of Mr. Tarnuzzer, second by Mr. Barney, it was voted by the four members to grant the Special Permit under Section 3.9.

Pulte Homes of New England – A site visit had not been made to the property, although the location of the drumlin was noted during the course of the travel. Mr. Tarnuzzer contacted the Planning Board office to learn if there was to be a letter of comment and/or recommendation. The Planning Coordinator was not available, however, the assistant was to look into the matter. On motion of Mr. Tarnuzzer, second by Mr. Barney, it was voted by the four members to grant the Variance under Section 5.2.1.1.8, pending receipt of a letter from the Planning Board.

Adjournment – The meeting was adjourned at 9:45 a.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board